



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

313 Harpe Way
Fort McMurray, Alberta

MLS # A2251765



\$179,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,163 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	None	Utilities:	-
Features:	Laminate Counters, Pantry, See Remarks		

Inclusions: SOLD AS IS WHERE IS

CORNER LOT! Welcome to 313 Harpe Way available for a quick possession featuring vinyl plank flooring throughout. The home offers 3 bedrooms, 2 full bathrooms, gas fireplace in the living room, jet tub in the ensuite and corner pantry. Nestled into the very back of Harpe Way on a large corner lot which provides great backyard access and room for a garage (subject to RMWB approval). The private spacious yard is fully fenced and has a ground level deck and shed. Sold as is where is.